

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description
Of Proposal:** Evergreen Park Performance Based Cluster Plat (P-06-13)

Proponents: Back Country Resources, LLC
301 West First Street #B
Cle Elum, WA 98922

Location Located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

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- I. Water and Septic
 - a. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
 - b. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the proposed use.
 - c. The applicant will provide a community septic system for the project. The community septic

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

system will be designed by a licensed septic designer and approved by the Kittitas County Environmental Health Department or the Washington State Department of Health shall be in place prior to final plat approval.

- d. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.
- e. Flow meters must be installed both at the well head and each individual lot.

II. Land Use and Recreation

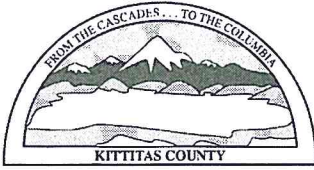
- a. The applicant will place 25% of the land, 6.25 acres, in Open Space for perpetuity and designate the open space area on the final Mylar.
- b. Prior to final plat approval the applicant will provide a forest management plan for the proposed open space forestry use to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval.
- c. The applicant will place 5.0 acres as a sno park. The location will be designated on the final Mylar. Prior to transfer of the property to any individual or entity, a conditional use permit for the sno park must be acquired and approved.
- d. To discourage pedestrians from trespassing onto adjoining properties, a vegetative buffer or fence shall surround the proposed sno park boundaries, except where the connectivity to the trailhead is proposed.
- e. The applicant will provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
- f. The applicant will provide a trail easement to be placed adjacent to the roadways for connectivity to the USFS system.
- g. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable documents, and proposals related to roads, Group B Well System, On Site Sewage, recreation and open space need to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval. Any conditions of approval of the Group B Well System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

III. Transportation

- a. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
- b. The applicant will provide a safe location and passageway for a school bus stop.
- c. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
- d. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

IV. Cultural

- a. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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This Mitigated DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, June 20th, 2006.

**Responsible
Official:**

Scott Turnbull

Title:

Planner I

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
(509) 962-7506 Fax 962-7682

Date:

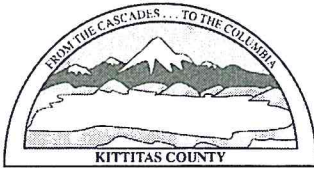
June 1, 2006

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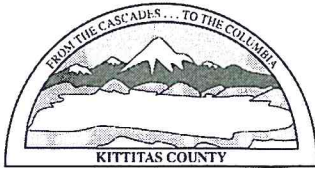
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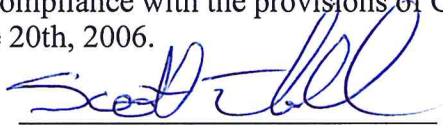
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